

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Staff Use Only

Date Received: _____
Date Accepted: _____
Planning District: _____
Special Area: _____

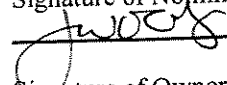
SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Josh Wooldridge Daytime Phone: (301) 255-6015

Address: 6110 Executive Blvd. Suite 315

Nominator E-mail Address: jwooldridge@tcresidential.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☒ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): 495551.94sq. ft. 11.376acres

Is the nomination a Neighborhood Consolidation Proposal: ☒ Yes ☐ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property: *SEE TEXT FROM COMD. PLAN ATTACHED*
Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

Current Plan Map Designation: *RETAIL AND OTHER AND 2-3 DU/ACRE*

Proposed Comprehensive Plan Designation: MIXED USE

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

Mixed Use
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.

Categories	Percent of Total FAR
Office	
Retail	20%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential* <i>400 DU/ACRE</i> <i>400 MULTIFAMILY UNITS @ 750 SF/UNIT</i>	80%
TOTAL	100%

* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).

SECTION 5: MAP OF SUBJECT

PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

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SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

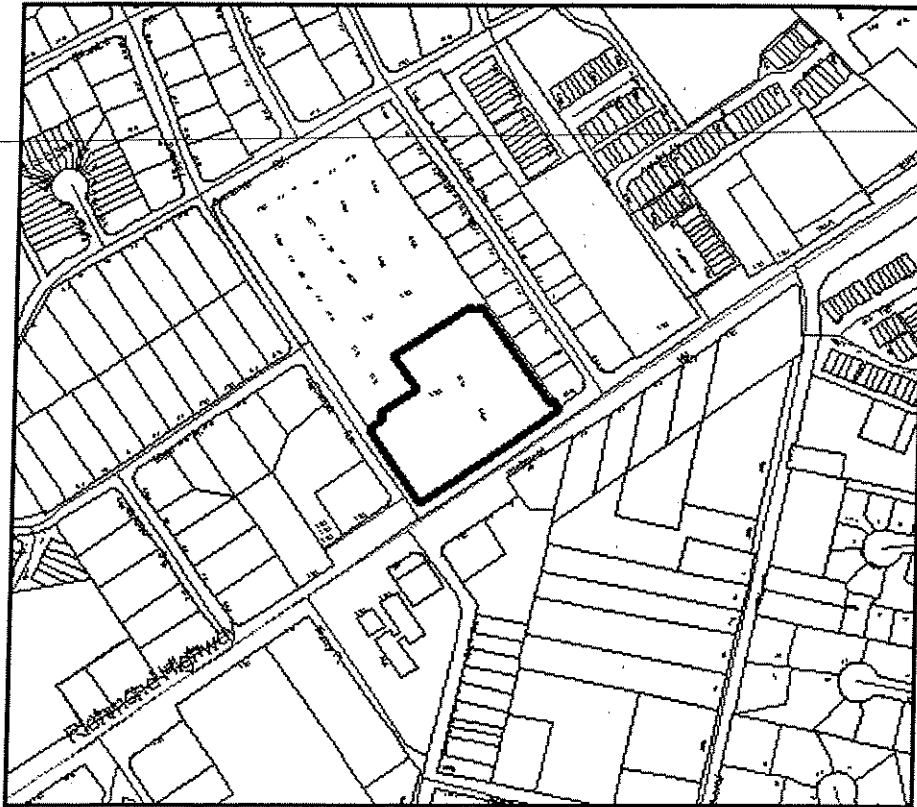
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1014 01 0009A

N/A

SPANOS JOHN



Aerial Imagery © 2002 Commonwealth of Virginia
Fairfax © 2003

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

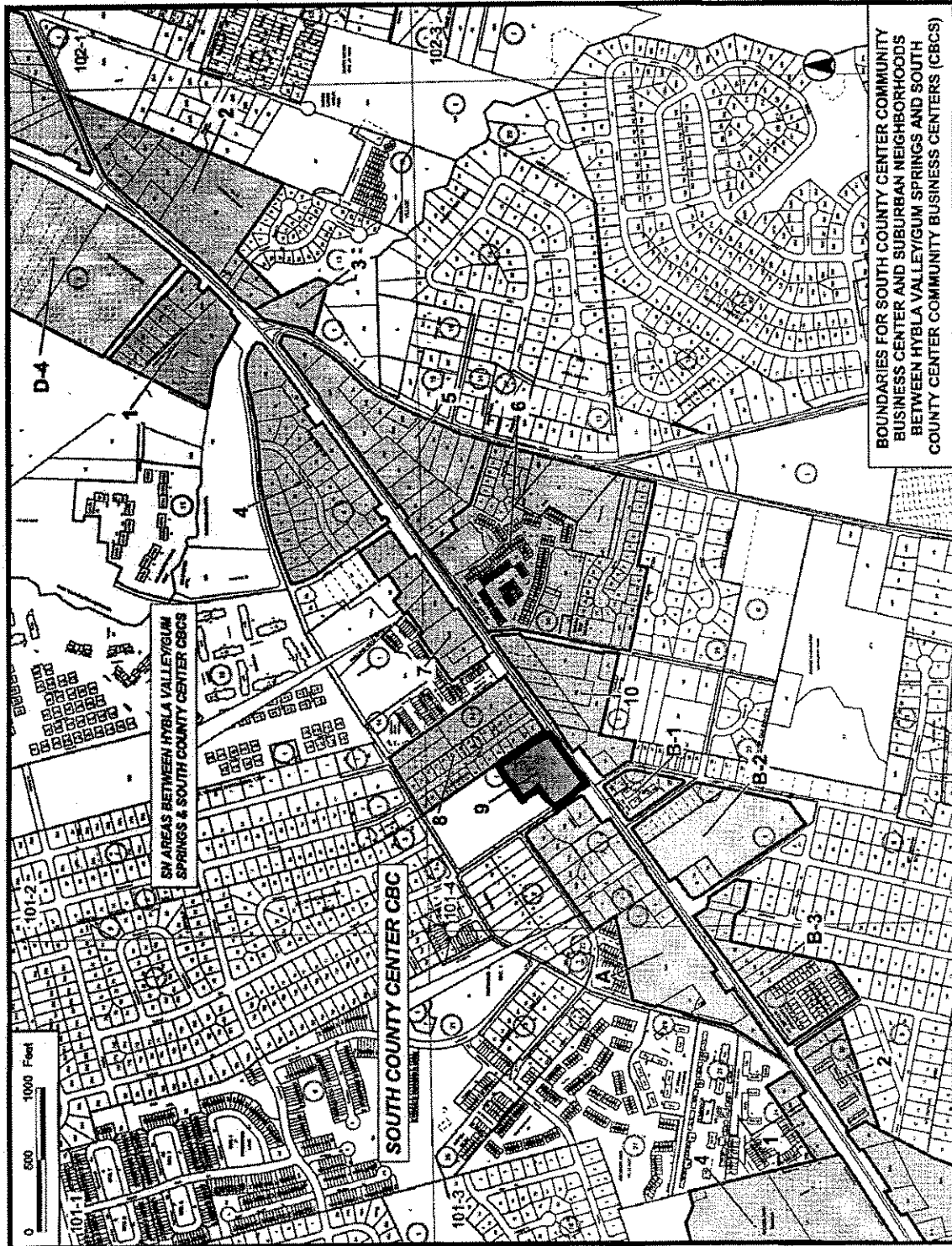


FIGURE 10

uses up to .50 FAR with substantial parcel consolidation. Access points should be consolidated. Screening should be employed to provide a visual barrier between the existing residences and planned units and along Richmond Highway.

A landscape contractor's offices and/or a plant nursery, may be appropriate for the parcels located east of Roxbury Drive [Tax Map 101-4((1))11A and 12] if the proposed development responds to the development conditions listed above and meets the following conditions:

- Provide and maintain substantial vegetated buffers and screening adjacent to parcels planned or developed for residential use;
- Assure compatible building scale and height with the residential development;
- Buildings are oriented toward Richmond Highway and away from parcels planned or developed for residential use and should be compatible with a residential context; and
- Outdoor storage of heavy construction equipment and construction vehicles is prohibited.

8. This area is bounded on the north by Roxbury of Mount Vernon Townhouses, Buckman Road on the west, Richmond Highway on the east and the Mount Vernon Shopping Center on the south. If consolidation of contiguous parcels fronting Richmond Highway is achieved on Martha Street, a density of 12-16 dwelling units per acre may be developed.

9. Parcel 101-4((1))9A which is developed as the Mount Vernon Shopping Center is planned for retail use up to 0.50 FAR.

10. Parcels fronting on the east side of Richmond Highway from Central Avenue to Reddick Avenue and the parcels along the southeast side of Central Avenue as shown in Figure 10 are planned for residential use at 5-8 dwelling units per acre with the following conditions:

- Consolidation of parcels is achieved;
- Access points are consolidated;
- A well-integrated development plan with an efficient internal circulation pattern is provided; and
- Effective screening and buffering are provided to the existing adjacent residential properties.

SOUTH COUNTY CENTER COMMUNITY BUSINESS CENTER

Figure 10 indicates the geographic location of this Community Business Center (CBC). The South County Center is the focal point of this CBC. The center provides space for the Community Health Center, the General District Court, the Juvenile Domestic Court and other service providers. Diverse land uses are located within the CBC and in addition to the South County Government Center, includes residential neighborhoods with retail and office uses located closeby.

SECTION 6: JUSTIFICATION

“The proposal would better achieve the plan objectives than what is currently in the adopted plan.”

The parcel(s) is/are currently extremely underutilized and the market would support redevelopment of the property.

Hada, JayJeev

From: Hada, JayJeev
Sent: Friday, October 21, 2005 3:11 PM
To: 'jwooldridge@tcresidential.com'
Subject: APR Nomination Clarification Request

Dear Mr. Wooldridge,

My name is Jayjeev Hada and I am the coordinator for the Lee District APR nominations. First of all, I would like to clarify that among your submitted nominations, five are in Lee Magesterial District and not in the Mt. Vernon Magesterial District. The nominations, however, are in the Mount Vernon PLANNING DISTRICT which is shared by both the Magesterial Districts. Besides this issue there are others listed below that require clarification.

1. All except the nomination involving parcels 101-3((1))7, 8 are proposed for a mixed use for which you need to specify the intended overall site FAR.

2. Acreage for the nomination involving parcel 101-4((1))9A should be 3.64 and not 11.37 as indicated on the 1st page of the nomination form. Also, for the same nomination, the Plan Map designation is only "Retail and Other" and not 2-3 DU/AC.

Please provide the requested information by October 26th, 2005. If you have other questions, please call me at 703 324 1353

Thank You.

Jayjeev Hada
Planner II
PD, DPZ

Hada, JayJeev

From: Hada, JayJeev
Sent: Tuesday, November 01, 2005 11:40 AM
To: 'jwooldridge@tcresidential.com'
Subject: FW: APR Nomination Clarification Request

Josh,

I am am resending you the email I sent you on October 21st. To this I also wanted to add that for the nomination in the Woolawn Garden Apartments area, parcel 101-3((1))7 is planned for 8-12 du/ac whereas you have indicated the entire area as 16-20 du/ac. Only parcel 101-3((1))8 is planned 16-20 du/ac. Please include this in your clarification.

Thank You.

Jayjeev Hada
Planner II
PD, DPZ
703 324 1353

-----Original Message-----

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Please provide the requested information by October 26th, 2005. If you have other questions, please call me at 703 324 1353

Thank You.

Jayjeev Hada
Planner II
PD, DPZ

Hada, JayJeev

Subject: FW: One more clarification for 2005 APR Nomination

-----Original Message-----

From: Wooldridge, Josh [mailto:jwooldridge@tcresidential.com]

Sent: Tuesday, November 01, 2005 5:52 PM

To: Vandam, Meghan D

Cc: Hada, JayJeev

Subject: RE: One more clarification for 2005 APR Nomination

Guys:

Please find attached the clarifications for our Richmond Highway Nominations. Meghan, I simply took your spreadsheet and added a column that shows our proposed development program for each site. This should clarify your questions to the FAR's with residential and retail. Essentially, I tried to retain the existing retail, so you will notice the amount of retail remains pretty similar in our proposal but then we add the residential as well. When you all pointed out to me where I incorrectly cited the sector plan I just wrote that we defer to you guys and acknowledge the sections you mention. The planning commission reviewer recommended picking the closest sub sections. Let me know if you still need me to pull the text, you guys probably already have though or can find it quicker than I can.

The only thing I owe you Meghan is a better clarification letter that you can include with all our sites. I'm working on that now and will finish tonight. I'll email on Wednesday morning. I hope it is a little more eloquent than my one sentence saying all the parcels on Richmond Highway are underutilized.

Let me know if you need anything additional. Thanks!

JOSH L. WOOLDRIDGE
Development Coordinator
Trammell Crow Residential
(301) 255-6015

MEMORANDUM

DATE: October 31, 2005

SUBJECT: 2005 APR Mount Vernon Nominations

REFERENCE: Clarification from Nominator

To follow up on our conversation last week, I have listed below the nominations for the Mount Vernon District submitted in the 2005 APR cycle by Trammell Crow Residential. I have also included a brief review of the clarifications that we discussed last week. We need these clarifications from you as soon as possible in order to continue a timely review of your nominations. If you have any further questions, please feel free to call me at 703.324.1363. I also will contact you when we schedule the Task Force meetings in the next few months.

Thank you,
Meghan Van Dam

Mount Vernon APR Nominations				
Nominator / SITE	Parcel Numbers	Clarification	Proposed FAR w/ retail	Aggregate Size
Josh Wooldridge 1. PENN DAW Shopping Center	08333-01-0022C 0833-01-0022D 0833-01-0022B 0833-09-010005 0833-09-01B 0833-03-010005A	Land unit recommendations can be found in Sub Unit F-1 (parcels 22B, 22C, and 22D) & Sub-unit D (parcels 5, 5A, & B). CLARIFICATION: We acknowledge the land unit recommendations for the Penn Daw shopping center are located in Sub Unit F-1 (parcels 22B, 22C, and 22D) & Sub-unit D (parcels 5, 5A, & B).	TCR PROGRAM: Propose: 1.5 FAR Proposed Gross Size: 285,637.5 sf <u>Proposed Retail SF:</u> 45,637.5 (15% Total Site) <u>Proposed Residential SF:</u> 240,000 (85% Total Site)	190,425 sf (4.37 Acres)
Josh Wooldridge 2. Smitty's Building Supply Assemblage	1013010031C 1013010032 1013010033 omit 101309010001 omit 101309010002 omit 101309010003 omit 101309010004 omit 101-3((1))29C 101-3((1))30	land area includes tax map parcel 101-3 ((1)) 28, which was not listed in your property owner notification list. Please clarify whether you would like to include this parcel within your nomination. If so, you will need to send a notification letter to them and verify with the Planning Commission office that it has been sent. CLARIFICATION Please omit parcels 1012010033 + 10130901000(1-4) as they are already nominated and under contract by another developer.	TCR PROGRAM: Propose: 1.0 FAR Proposed Gross Size: 652,054 sf <u>Proposed Retail SF:</u> 52,054 (8% Total Site) <u>Proposed Residential SF:</u> 600,000 (92% Total	652,054 sf (14.97 acres)

	101-3((1))30B 101-3 ((1)) 31B <u>ADDING:</u> 101-3 ((1)) 28	I WILL notify the owner of parcel 101-3 ((1)) 28 that we are nominating their site. You will not receive a copy of their notification letter until Wednesday November 1, 2005.	Site)	
Josh Wooldridge	109-2 ((1)) 24		TCR PROGRAM: Propose: 1.0 FAR Proposed Gross Size: 372,381 sf <u>Proposed Retail SF:</u> 102,381 (27.5% Total Site) <u>Proposed</u> <u>Residential SF:</u> 270,000 (72.5% Total Site)	372,381 sf (8.55 acres)
Josh Wooldridge	9303 ((1)) 30	County: Tax map parcel 0933-01-0030, you have indicated that the Plan recommendation for this parcel is included with the Richmond Highway Corridor Area; however, this parcel is located outside of this Area. Please indicate that the actual recommendations are located in the general recommendations for Sub-unit MV5: Groveton Planning Sector in the Mount Vernon Planning District. CLARIFICATION: Site is not addressed in the Richmond Highway Sector plan but instead recommendations are located in the general recommendations for Sub-unit MV5: Groveton Planning Sector in the Mount Vernon Planning District.	TCR PROGRAM: Propose: .60 FAR Proposed Gross Size: 1,966,472 sf <u>No retail proposed</u> <u>Proposed</u> <u>Additional</u> <u>Residential SF:</u> 375 Units - 393,750 sf	3,277,454 sf (75.24 acres)
Josh Wooldridge	83-3-01-0022C 83-3-01-022D 83-3-01-0022B 83-3-09-01-005 83-3-09-01B 83-3-09-01-05A	SEE ABOVE - Penn Daw Shopping Center		171830 —sf (3.94 acres)
Josh Wooldridge	101-3 ((1)) 38	County: tax map parcel 1013-01-0038, you have indicated that the Plan recommendation for this parcel is included within the Richmond Highway Corridor Area; however, this parcel is located outside of the	TCR PROGRAM: Propose: 1.0 FAR Proposed Gross Size: 238,212 sf	238,212 sf (5.47 acres)

		<p>Area. Please indicate that the actual recommendations are located in the general recommendations for Sub-unit MV8: Woodlawn Planning Sector in the Mount Vernon Planning District.</p> <p>CLARIFICATION:</p> <p>We are aware that actual site recommendations are located in the general recommendations for Sub-unit MV8: Woodlawn Planning Sector in the Mount Vernon Planning instead of our previous indication that the site is located within the Richmond Highway Corridor Area.</p>	<p><u>Proposed Residential SF:</u> 238,212 (220 Units)</p>	
Josh Wooldridge	101-3 ((1)) 71	<p>County:</p> <p>For the nomination involving tax map parcel 1013-01-0071 of approximately 14 acres, please clarify if your intention is to build the 40-50 du/ac density, which could result in 560 to 700 multi-family units or the 400 multi-family units, indicated on your nomination form.</p> <p>CLARIFICATION:</p> <p>We would propose 30 DU/AC for the residential which would yield 415 units. Please see FAR calculations to the right.</p>	<p>TCR PROGRAM:</p> <p>Propose: 1.0 FAR</p> <p>Proposed Gross Size: 603,698 sf</p> <p><u>Proposed Retail SF:</u> 103,698 (17% Total Site)</p> <p><u>Proposed Residential SF:</u> 500,000 (83% Total Site) 30 DU/AC: 415 Units Residential</p>	<p>603,698 sf (13.86 acres)</p>
Josh Wooldridge	<p>109-2 ((1)) 21B</p> <p>109-2 ((1)) 21C</p>		<p>TCR PROGRAM:</p> <p>Propose: 1.0 FAR</p> <p>Proposed Gross Size: 303,439 sf</p> <p><u>Proposed Retail SF:</u> 53,439 (18% Total Site)</p> <p><u>Proposed Residential SF:</u> 250,000 (82% Total Site)</p>	<p>303,439 sf (6.97 acres)</p>
Josh Wooldridge	<p>109-1 ((1)) 037</p> <p>109-1 ((1)) 039</p> <p>109-1 ((1)) 041</p> <p>109-1 ((1)) 42</p>	<p>County:</p> <p>involving the properties located in the Village of Accotink, you have indicated that the Comprehensive Plan map has a recommendation of residential use at 16-20 du/ac, retail and other, while there is not Plan text recommendation for this area.</p>	<p>TCR PROGRAM:</p> <p>Propose: 2.5 FAR</p> <p>Proposed Gross Size: 107,097 sf</p>	<p>42,839 (.98 acres)</p>

		<p>Please note that the Plan map recommends residential use at 5-8 du/ac and 16-20 du/ac, and more specific Plan text recommendations are located within Sub-unit LP4; Fort Belvoir Planning Sector of the Lower Potomac Planning District. Furthermore, you have specified that the aggregate square footage for this property is 95,000 square feet (2.18 acres); however, the nominated property includes in 62,000 square feet. Please clarify this discrepancy and in your proposed Plan text, please include the parcel numbers and corresponding recommendation that you would like to amend.</p> <p>CLARIFICATION:</p> <p>We were not previously aware that there were specific site recommendations in the Fort Belvoir Planning Sector for the Village of Accotink. We would like to propose an FAR of 2.5 and we actually nominated 42,839 sf.</p>	<p><u>Proposed Retail SF:</u> 7,097 (7% Total Site)</p> <p><u>Proposed Residential SF:</u> 100,000 (93% Total Site)</p>	
<p>Josh Wooldridge</p> <p>1013-01-0007 1013-01-0008</p> <p>05-IV-21MV</p>	<p>County:</p> <p>To this I also wanted to add that for the nomination in the Woodlawn Garden Apartments area, parcel 101-3((1))7 is planned for 8-12 du/ac whereas you have indicated the entire area as 16-20 du/ac. Only parcel 101-3((1))8 is planned 16-20 du/ac. Please include this in your clarification.</p> <p>CLARIFICATION:</p> <p>We would like to nominate both parcels for an FAR of .65 which would equate to a new density of 22.5 and the possible construction of 450 Multifamily Units at an average square footage of 1,000 sf. This would increase the number of units on site by 210 units.</p>	<p>TCR PROGRAM:</p> <p>Propose: .65 FAR</p> <p>Proposed Gross Size: 552,500 sf</p> <p>No Retail</p> <p>Equates to 22.5 Units / Acre for both parcels. Density for both parcels is currently 12.</p>	<p>849197.844 19.5 Acres</p>	
<p>Josh Wooldridge</p> <p>1014-01-0009A</p> <p>05-IV-201V</p>	<p>County:</p> <p>Acreage for the nomination involving parcel 101-4((1))9A should be 3.64 and not 11.37 as indicated on the 1st page of the nomination form. Also, for the same nomination, the Plan Map designation is only "Retail and Other" and not 2-3 DU/AC.</p> <p>CLARIFICATION:</p> <p>We recognize we made a calculation error and the size of the nominate parcel should only be</p>	<p>TCR PROGRAM:</p> <p>Propose: 2.0 FAR</p> <p>Proposed Gross Size: 317,614 sf</p> <p><u>Proposed Retail SF:</u> 47,614 (15% Total Site)</p> <p><u>Proposed Residential SF:</u> 270,000 (85% Total</p>	<p>158807 (3.64 Acres)</p>	

C:\Documents and Settings\jhada0\Local Settings\Temporary Internet Files\OIK1\RICHMOND HIGHWAY SITE NOMINATIONS Clarification-Trammell-Crow Residential NOVEMBER 1 20051-2.doc

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